

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday September 11, 2008 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) August 14, 2008

IV. Old Business

V. New Business

- 1) Ashley Badenhorst requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an R-3 (High Density Residential Zoning District), all on Lot 2, Block 56, Thomas Addition, a.k.a. 914 Third Street S.
- 2) Randy Stern requests permission, as per site plan submitted, for existing residence to remain 20'8" from the East property line rather than the required 25', which would be a 4'4" Building Variance and 2'4" from the North property line rather than the required 5', which would be a 2'8" Building Variance in order to replace foundation due to flood damage, all on Lot 5 and the South 2' of Lot 4, Block 49, Thomas Addition, a.k.a. 922 Second Street S.
- 3) Shirley Smith requests permission, as per site plan submitted, for existing residence to remain 15' from the West property line rather than the requires 25', which would be a 10' Building Variance in order to replace foundation due to flood damage, all on Lots 5&6, Block 31, Hagerty & Lloyd Addition, a.k.a. 317 Lloyd Street N.
- 4) Brad Thorstad requests permission, as per site plan submitted, for existing residence to remain 16.5' from West property line rather than the required 25', which would be a 8.5' Building Variance, and 3.5' from South property line rather than the required 15', which would be a 11.5' Building Variance, and 1.5' from the North property line rather than the required 5', which would be a 3.5' Building Variance, and back steps to remain 9" from the South property line rather than the required 15', which would be a 14'3" Building Variance and front steps to remain 12'6" from West property line rather than the required 15', which would be a 2'6" Building Variance in order to replace foundation due to flood damage, all on Lot 13, Block 40, Hagerty & Lloyd Addition, a.k.a. 202 State Street N.
- 5) Darren & Joyce Regehr and Beverly Schwandt request permission, as per site plan submitted, to 1) plat Lot 1 with 42' of frontage rather than the required 60', which would be an 18' Minimum Lot Width Variance and 2) to plat Lot 2 with 50' of frontage rather than the required 60', which would be a 10' Minimum Lot Width Variance, and 3) to plat Lot 2 with 66.23' of frontage rather than the required 100', which would be a 33.77' Minimum Lot Depth Variance, all on Lots 1 & 2 Regehr & Schwandt First Addition, a.k.a. 805 Main Street N.

- 6) Brian Jarvis requests permission, as per site plan submitted, for 1) existing residence to remain 6'3" from the South property line rather than the required 25', which would be a 18'9" Building Variance in order to 2) construct a 5'4"x25'4" deck 4' from the South property line rather than the required 15', which would be an 11' Building Variance, all on The West 76' of Lots 655-656, except the North 15' of The West 15' of Lot 655, Morning Heights Addition, a.k.a. 2117 Goodrich Avenue SE.
- 7) Sara Blair requests permission, as per site plan submitted, for 1) existing residence to remain 18' from the West property line rather than the required 35', which would be a 17' Building Variance in order to 2) construct a 4'7"x6' deck 13'5" from West property line rather than the required 25', which would be a 11'7" Building Variance, all on Lot 8, Block 10, Thomas Addition, a.k.a. 1119 Kline Street S.
- 8) Dakota Lodging (Ramada Inn) requests permission, as per site plan submitted, to install a 4'x11' electronic message center, which would be an Appeal to the Board of Zoning Adjustment and 2) request permission to permit 449sf of freestanding signage rather than the permitted 300sf, which would be a 149sf Freestanding Sign Area Variance, on Lot 2, Block 1, LHL Subdivision of Block 1, LHL First Subdivision, a.k.a. 2727 Sixth Avenue SE.
- 9) Jason Benike requests permission, as per site plan submitted, to construct a 22'x22' detached garage 4' from the East property line rather than the required 10', which would be a 6' Building Variance on Lot 13, Block 7, Replat of Gorder's Fourth Addition, a.k.a. 122 Gorder Drive.
- 10) Doyle Foreman and Terry Hettich request permission, as per site plan submitted, to 1) permit the open storage, parking or sale of vehicles, machinery, and trailers, building materials and supplies and wholesaling and warehousing goods, which would be a Special Exception in a C-3 (Central Business District) and an I-2 (Unrestricted Industrial Zoning District), all on The East 94'8" of Lots 7-9, Block 38, Bennett & Thomas Addition and Lots 5-6, Block 15, North Aberdeen Addition, a.k.a. 114 First Avenue NW and 101 First Street N.
- 11) Paramount Estates II, LLC requests permission, as per site plan submitted, to 1) construct a 42 unit apartment on a lot with 56,724sf of area rather than the required 110,000sf, which would be a 53,276sf Maximum Lot Area Variance, and 2) to permit 32.3 units per net residential acre rather than the permitted 11.4 units, which would be a 20.9 Unit Maximum Density Variance, and 3) request permission to construct an apartment building 51' tall rather than the permitted 45', which would be a 6' Maximum Height Variance, all on Lot 1, McDowell Paramount Second Addition, a.k.a. 2704 Third Avenue SE.
- 12) Dr. Curt Wischmeier requests permission, as per site plan submitted, to 1) construct a building 0' from South property line and 0' from West property line, which would be two 0' Shared Property Line Setback Variances, and 2) to construct a building 30' from the East property line rather than the required 35', which would be a 5' Building Variance, all on Lot 1, Professional Group's Third Subdivision, a.k.a. 307 Tenth Avenue NW.
- 13) Avera St. Luke's requests permission, as per site plan submitted, to 1) decrease parking stall requirements to 10'x18' rather than the required 10'x20', which would be a 2' Parking Stall Length Variance, and 2) to decrease parking stall size to 9'x20', rather than the required 10'x20', which would be a 1' Parking Stall Width Variance, all on Lot 1, Avera St. Luke's West Addition, a.k.a. 304 State Street S.

VI. Other Business

Continued Item:

- 14) Beef Tech, LLC requests permission, as per site plan submitted, to 1) operate a livestock feedlot, which would be a Special Exception on property zoned I-2 (Unrestricted Industrial Zoning District), and 2) to permit the feeding or maintaining of 400 animal units rather than the permitted 200, which would be a 200 Animal Unit Variance, all on Lot 2, Sanderson Addition in the SE¼ Sect. 34-T123N-R64W, a.k.a. Approximately ½ South and ½ West of Hub City Radio.

VII. Adjournment